

**AGENDA
OFFICE OF THE ZONING ADMINISTRATOR
Regular Meeting
November 13, 2012, 8:30AM
COC Conference Center Hearing Room
5520 Overland Avenue, San Diego, California 92123**

1. Top of the Pines; 3200 20951 (TPM); Central Mountain Subregional Plan Area (Gungle) Continued from the October 30, 2012 meeting

A public hearing has been scheduled for this project in accordance with CEQA section 15183. California Public Resources Code Section 21083.3 and California Environmental Quality Act (CEQA) Guidelines Section 15183 mandates that projects which are consistent with the development density established by existing zoning, community plan or general plan policies for which an Environmental Impact Report (EIR) was certified shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. In accordance with this section, the Zoning Administrator will only consider whether feasible mitigation measures have been applied to the project and will not render a decision on the proposed project.

The project is a minor subdivision to divide a 17.41-acre property into four residential lots. The project site is located near the intersection of Pine Valley Road and Top of the Pines Lane in the Central Mountain Subregional Plan Area. Access to the site would be provided by Top of the Pines Lane. The project site is subject to the Village General Plan Regional Category and Village Residential (VR-2) Land Use Designation. Zoning for the site is RR (Rural Residential). Water and Sewer would be provided by groundwater wells and individual onsite septic systems. The project includes the following mitigation measures: preservation of 4.62 acres of on-site habitat, open space fencing, off-site purchase of 3.64 acres of big sagebrush scrub and granitic northern mixed chaparral, breeding season avoidance to prevent brushing, clearing, and/or grading between February 15th and August 31st, grading monitoring under the supervision of a County-approved archaeologist and a Native American observer, conformance with the County's Cultural Resource Guidelines if resources are encountered and conformance Public Resources Code Section 5097.98 if human remains are encountered.

2. Borrego Fire Wireless Telecommunication Facility Minor Use Permit Modification (Formerly known as the "Borrego Springs Fire Protection District Minor Use Permit Modification"); 3401 89-025-08 (ZAP); Desert Subregional Plan Area (Smith)

The project is a proposed Minor Use Permit Modification to replace two omni antennas for an existing communication facility. One antenna would be replaced in the same location as one of the existing antennas, the other would be located in a different area of the platform along the 100-foot tall lattice tower. No changes would be made to the associated equipment enclosure. The 100-foot tall lattice tower is a multi-use facility, including wireless communications, radio, and the Borrego Springs Fire Department.

The tower is located on the Borrego Springs Fire Department property. The site is subject to the General Plan Public/Semi-Public Land Use (P/PS). Zoning for the site is Service Commercial (C38). The site contains the Borrego Springs Fire Department building, covered accessory parking structures, and the existing communication facility with associated equipment, all which would be retained. Access would be provided by an existing driveway connecting to Stirrup Road. The project site is located at 2324 Stirrup Road in the Desert Subregional Plan Area, within the unincorporated San Diego County (APN 141-193-48-00).

3. **Maple Street Wireless Telecommunication Facility Minor Use Permit Modification; 3401 00-009-01 (ZAP); Ramona Community Plan Area (Smith)**

The project is a proposed Minor Use Permit Modification to add three panel antennas and three Remote Radio Head units to an existing wireless telecommunication facility. In addition, the applicant proposes to remove one battery backup unit and add two new battery backup units within the associated equipment enclosure. The original Minor Use Permit granted the approval of nine panel antennas on the 45-foot tall monopole, however, only six were built. The site is subject to the General Plan High Impact Industrial (I-3). Zoning for the site is General Industrial (M54). The site contains an existing commercial warehouse, commercial office, two storage structures, and a separate wireless telecommunication facility, all which would be retained. Access would be provided by an existing driveway connecting to Maple Street. The project site is located at 516 Maple Street in the Ramona Community Plan Area, within the unincorporated San Diego County (APN 281-121-28-00).

This Agenda is now available on the County of San Diego's Planning & Development Services web page at www.sdcountry.ca.gov/pds; click "Public Hearing Information" then click, Watch Zoning Administrator Meetings/Find Agendas.

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